Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approved**
AWDM/0613/12

Site: **3 West Way Lancing West Sussex BN15 8LU**

Proposal: **Front Access Ramp**

Date of site visit: 28th May 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application site is a two storey mid terraced dwelling house with a fully block paved frontage with dwarf brick walls along both side boundaries. There are as existing two steps up to the front door. The site is within a street of similar properties most of which have off street parking provision to the front. Due to the change in levels many other dwellings have steps up to the front door.

Permission is sought for a proposed access ramp to the front of the property to allow disabled access to the property. The access ramp is positioned along the front elevation of the house and down the western side of the driveway. There is a raised platform adjacent to the front door. The front door is to be widened. The ramp is to be 1 metre wide and the platform 1.5 metres squared. In addition 3 newly formed access steps are proposed to the front of the platform.

Also proposed are two brick planters to soften corners and provide surface water drainage outlets to the ramp and level access threshold.

Relevant site history
No. 4 West Way opposite the application site has an existing ramp to the front door with wooden hand rail, there is no planning record for this.

Representations

No third party representations have been received.

Lancing Parish Council: - No objection

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle
The proposed ramp will result in a reduction in parking spaces to the front of the property from two to one. The main issue for consideration is the visual appearance of the proposed ramp and its impact on the character of the street scene and visual amenity of the locality.

Visual amenity
It is not considered that the proposed ramp will be detrimental to the character and appearance of the property frontage. The ramp and platform are to have brick sides which will be constructed by reusing the existing block pavers. Along with the proposed planters which will also be constructed with the same materials and will soften the appearance of the access ramp. The works will be subservient to the main dwelling house.

Residential amenity
There will be no adverse impact on the residential amenities of the occupiers of the adjacent dwellings. The raised ramp and platform will not result in any loss of privacy or overlooking in this case.

Accessibility and parking
As stated above the proposed ramp and platform will result in a reduction of off street parking provision from two to one spaces. This is not considered to be a concern in this case. One parking space will still remain and there is on street parking available. There is a need for the disabled access at this property. The West Sussex Occupational Therapy Service has identified and initially specified the proposed alterations.

Recommendation

APPROVE for the reason:-
The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans:
   Drawing No: 118/11.02 Date Received: 14th May 2012

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 11th June 2012

Authorised by: Jo Morin Date: 14 June 2012